

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Lawrence Bregar, legal owner...of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 1B02.3C1 to permit a rear yard setback of 38' in lieu of the required 50' (storage shed)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Property owner is handicapped and difficulty is incurred with unnecessary trips out of the house, to obtain materials stored in a detached shed

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser Lawrence W. Bregar
 Address 3327 Kessler Court
 Petitioner's Attorney John W. Hession, III
 Address 494-2188

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day

of December 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 11th day of March 1980 at 2:45 o'clock

...A.M.
 Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
 E/S of Kessler Ct., 373' S of Caledonia Ave., 13th District : OF BALTIMORE COUNTY

LAWRENCE BREGAR, et ux, Petitioners : Case No. 80-179-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman John W. Hession, III
 Deputy People's Counsel People's Counsel for Baltimore County
 County Office Building
 Towson, Maryland 21204
 494-2188

I HEREBY CERTIFY that on this 22nd day of February, 1980, a copy of the foregoing

Order was mailed to Mr. and Mrs. Lawrence W. Bregar, 3327 Kessler Court, Baltimore, Maryland 21227, Petitioners.

John W. Hession, III
 John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. Lawrence Bregar
 3327 Kessler Court
 Baltimore, Maryland 21227

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your Petition has been received and accepted for filing this 18th day of December 1979.

WILLIAM E. HAMMOND
 Zoning Commissioner

Petitioner Lawrence Bregar, et ux

Petitioner's Attorney Nicholas B. Commodari Reviewed by: Nicholas B. Commodari
 Chairman, Zoning Plans
 Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 5, 1980

COUNTY OFFICE BLDG.
 111 W. Chesapeake Ave.
 Towson, Maryland 21204

ofo
 Nicholas B. Commodari
 Chairman

MEMBERS
 Bureau of
 Engineering
 Department of
 Traffic Engineering
 State Roads Commission
 Bureau of
 Fire Prevention
 Health Department
 Project Planning
 Building Department
 Board of Education
 Zoning Administration
 Industrial
 Development

Mr. & Mrs. Lawrence Bregar
 3327 Kessler Court
 Baltimore, Maryland 21227

RE: Item No. 122
 Petitioners-Lawrence Bregar, et ux
 Variance Petition

Dear Mr. & Mrs. Bregar:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Particular attention should be afforded to the comments of the Department of Permits and Licenses concerning the type of construction of the proposed addition. For additional explanation on this matter you may contact Mr. Ted Burnham at 494-3987.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date of the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodari
 NICHOLAS B. COMMODARI
 Chairman
 Zoning Plans Advisory Committee

NBC:hk

Enclosures



BALTIMORE COUNTY
 DEPARTMENT OF PUBLIC WORKS
 TOWSON, MARYLAND 21204

C-NE Key Sheet
 24 SW 8 Pcs. Sheet
 SW 6 B Topo
 109 Tax Map

January 25, 1980

Mr. William E. Hammond
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Re: Item #122 (1979-1980)
 Property Owner: Lawrence W. & Henta E. Bruger
 E/S Kessler Ct. 373' S. Caledonia Ave.
 Existing Zoning: DR 10.5
 Proposed Zoning: Variance to permit a rear setback of 38' in lieu of the required 50'.
 Acres: 0.247 District: 13th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved.

This property comprises Lot 39, Block 8, "Record Plat Portion of Block 5 and Blocks 7, 8, 9 Riverview" and "Amended Record Plat Portion of Block 5 and Blocks 7, 8, 9 Riverview", recorded G.L.B. 23, Folios 70 and 102, respectively.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

There is 8-inch public sanitary sewerage in Kessler Court and traversing this Lot 39 within the indicated utility easement (Drawings #56-1196 and 1197, File 1).

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 122 (1979-1980).

Very truly yours,

Ellsworth N. Dwyer, P.E.
 Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Wimbley



BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3211

JOHN D. SEYFFERT
 DIRECTOR

February 22, 1980

Mr. William Hammond, Zoning Commissioner
 Zoning Advisory Committee
 Office of Planning and Zoning
 Baltimore County Office Building
 Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #122, Zoning Advisory Committee Meeting, December 18, 1979, are as follows:

Property Owner: Lawrence W. and Henta E. Bruger
 Location: E/S Kessler Ct. 373' S. Caledonia Avenue
 Existing Zoning: D.R.10.5
 Proposed Zoning: Variance to permit a rear setback of 38' in lieu of the required 50'.
 Acres: 0.247
 District: 13th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
 John L. Wimbley
 Planner III
 Current Planning and Development



BALTIMORE COUNTY
 DEPARTMENT OF HEALTH
 TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
 DEPUTY STATE & COUNTY HEALTH OFFICER

February 5, 1980

Mr. William E. Hammond, Zoning Commissioner
 Office of Planning and Zoning
 County Office Building
 Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #122, Zoning Advisory Committee Meeting of December 18, 1979, are as follows:

Property Owner: Lawrence W. & Henta E. Bruger
 Location: E/S Kessler Ct. 373' S. Caledonia Ave.
 Existing Zoning: D.R. 10.5
 Proposed Zoning: Variance to permit a rear setback of 38' in lieu of the required 50'.
 Acres: 0.247
 District: 13th

Metropolitan water and sewer exist; therefore, no health hazards are anticipated.

Very truly yours,

Jan J. Forrest, Director
 BUREAU OF ENVIRONMENTAL SERVICES

JJR/eth

ORDER RECEIVED FOR FILING

DATE March 13, 1980

BY Administrative Services

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of March, 1980, that the herein Petition for Variance to permit a rear yard setback of 38 feet in lieu of the required 50 feet, for the expressed purpose of erecting an improvement, to wit, storage shed, to the rear of the existing dwelling, in accordance with the site plan dated December 1, 1979, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

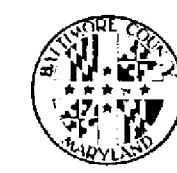
1. The addition shall be of 8 inch masonry construction without openings in the wall facing the interior (north) property line.
2. Approval of said site plan by the Department of Public Works and the Office of Planning and Zoning.

William E. Hammond
Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

January 24, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Lawrence W. and Henta E. Bruger

Location: E/S Kessler Ct. 373' S Caledonia Ave.

Item No: 122 Zoning Agenda: Meeting of 12/18/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

- () 6. Site plans are approved as drawn.

- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER Carl Joseph Kelly 1-25-80 Noted and Approved: George M. McGonigle
Planning Group Fire Prevention Bureau
Special Inspection Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
TO: _____ Date: February 22, 1980
John D. Seyffert, Director
Office of Planning and Zoning
FROM: _____
Petition No. 80-179-A Item 122
SUBJECT: _____

Petition for Variance for rear yard setback
East side of Kessler Court, 373 feet South of Caledonia Avenue
Petitioner - Lawrence Bruger, et ux

Thirteenth District

HEARING: Tuesday, March 11, 1980 (9:45 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

JDS:JGH:ab

John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning



Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 494-3610

Ted Zaleski, Jr.
DIRECTOR

January 8, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #122 Zoning Advisory Committee Meeting, December 18, 1979 are as follows:

Property Owner: Lawrence W & Henta E. Bruger
Location: E/S Kessler Ct. 373' S Caledonia Ave.
Existing Zoning: D.R. 10.5
Proposed Zoning: Variance to permit a rear setback of 38' in lieu of the required 50'.

Acres: 0.247
District: 13th

The items checked below are applicable:

7. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 15/0 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.

- XB. A building permit shall be required before construction can begin.

- C. Additional _____ Permits shall be required.

- D. Building shall be upgraded to new use - requires alteration permit.

- E. Three sets of construction drawings will be required to file an application for a building permit.

- F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

- XG. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line. Wall facing interior property line shall be an 8" masonry wall without openings.

- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

- I. No Comment.

- J. Comment:

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>fur</u>	Revised Plans: Change in outline or description _____ Yes _____ No									
Previous case: <u>none</u>	Map # _____									

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 10th day of December, 1979.

Filing Fee \$ 25.00 Received: _____ Check _____ Cash _____ Other _____

William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner Lawrence Bruger Submitted by same

Petitioner's Attorney none Reviewed by CR

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

WILLIAM E. HAMMOND
ZONING COMMISSIONER

March 13, 1980

Mr. & Mrs. Lawrence W. Bruger
3327 Kessler Court
Baltimore, Maryland 21227

RE: Petition for Variance
E/S of Kessler Court, 373' S of
Caledonia Avenue - 13th Election
District
Lawrence W. Bruger, et ux -
Petitioners
NO. 80-179-A (Item No. 122)

Dear Mr. & Mrs. Bruger:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,
William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/arl

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

80-179-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 13th Date of Posting 2-25-80
Posted for: VARIANCE
Petitioner: LAWRENCE BRUGER, ET UX
Location of property: E/S KESSLER CT. 373' S OF CALEDONIA AVE.
Location of Signs: FRONT YARD
Remarks: _____
Posted by: GARY C. FREUND Signature _____ Date of return: 2-25-80
Number of Signs: 1

No. 85627

BALTIMORE COUNTY, MARYLAND
MISCELLANEOUS CASH RECEIPT

DATE: FEBRUARY 12, 1980 ACCOUNT: 01-462
AMOUNT: \$25.00
PAID TO: Fee Title Corp.
FOR: Filing Fee for Case No. 80-179-A

No. 86316

BALTIMORE COUNTY, MARYLAND
MISCELLANEOUS CASH RECEIPT

DATE: MARCH 11, 1980 ACCOUNT: 01-562
AMOUNT: \$39.65
PAID TO: Lawrence W. Bruger
FOR: Advertising and Posting for Case No. 80-179-A

No. 86316

BALTIMORE COUNTY, MARYLAND
MISCELLANEOUS CASH RECEIPT

DATE: MARCH 11, 1980 ACCOUNT: 01-562
AMOUNT: \$39.65
PAID TO: Lawrence W. Bruger
FOR: Advertising and Posting for Case No. 80-179-A

PETITION FOR VARIANCE
1980
ZONING: Petition for Variance
for rear yard setback
LOCATION: East side of Kessler
Court, 373 feet South of Caledonia
Avenue
DATE & TIME: Tuesday, March
11, 1980 at 9:45 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.
The Zoning Commissioner of
Baltimore County, by authority of
the Zoning Act and Regulations of
Baltimore County, will hold a public
hearing.
Petition for Variance to permit a
rear yard setback of 38 feet in lieu
of the required 50 feet (storage
shed).
The Zoning Regulation to be ex-
cepted as follows:
Section 1802.3C.1 - rear yard
setback.
All that parcel of land in the
Thirteenth District of Baltimore
County
Located on the East side of
Kessler Court, 373' South from the
intersection of Caledonia Avenue.
Known as Lot 38 Block 8 "River-
view" recorded in the Land Re-
cords of Baltimore County in Plat
Book 23, folio 102. Also known as
3327 Kessler Court.
Being the property of Lawrence
Bregor, et ux, as shown on plat
part filed with the Zoning Depart-
ment.
Hearing Date: Tuesday, March
11, 1980 at 9:45 A.M.
Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.
BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Feb. 21

Office of
COLUMBIA
Publishing Corp.
10750 Little Patuxent Pkwy.
Columbia, MD 21044

February 21 1980

THIS IS TO CERTIFY, that the annexed advertisement of

Petition for Variance

was inserted in the following:

- ☐ Catonsville Times
☒ Arbutus Times

weekly newspapers published in Baltimore County, Maryland,
once a week for one successive weeks before
the 21st day of February, 1980, that is to say,
the same was inserted in the issues of

2/21/80.

COLUMBIA PUBLISHING CORP.
By *William E. Hammond*

PETITION FOR VARIANCE
13th DISTRICT
ZONING: Petition for Variance for
rear yard setback
LOCATION: East side of Kessler
Court, 373 feet South of Caledonia
Avenue
DATE & TIME: Tuesday, March 11,
1980 at 9:45 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
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Maryland
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Located on the East side of Kes-
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Being the property of Lawrence
Bregor, et ux, as shown on plat
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ment.
Hearing Date: Tuesday, March 11,
1980 at 9:45 A.M.
Public Hearing: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland.
By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Feb. 21.

CERTIFICATE OF PUBLICATION

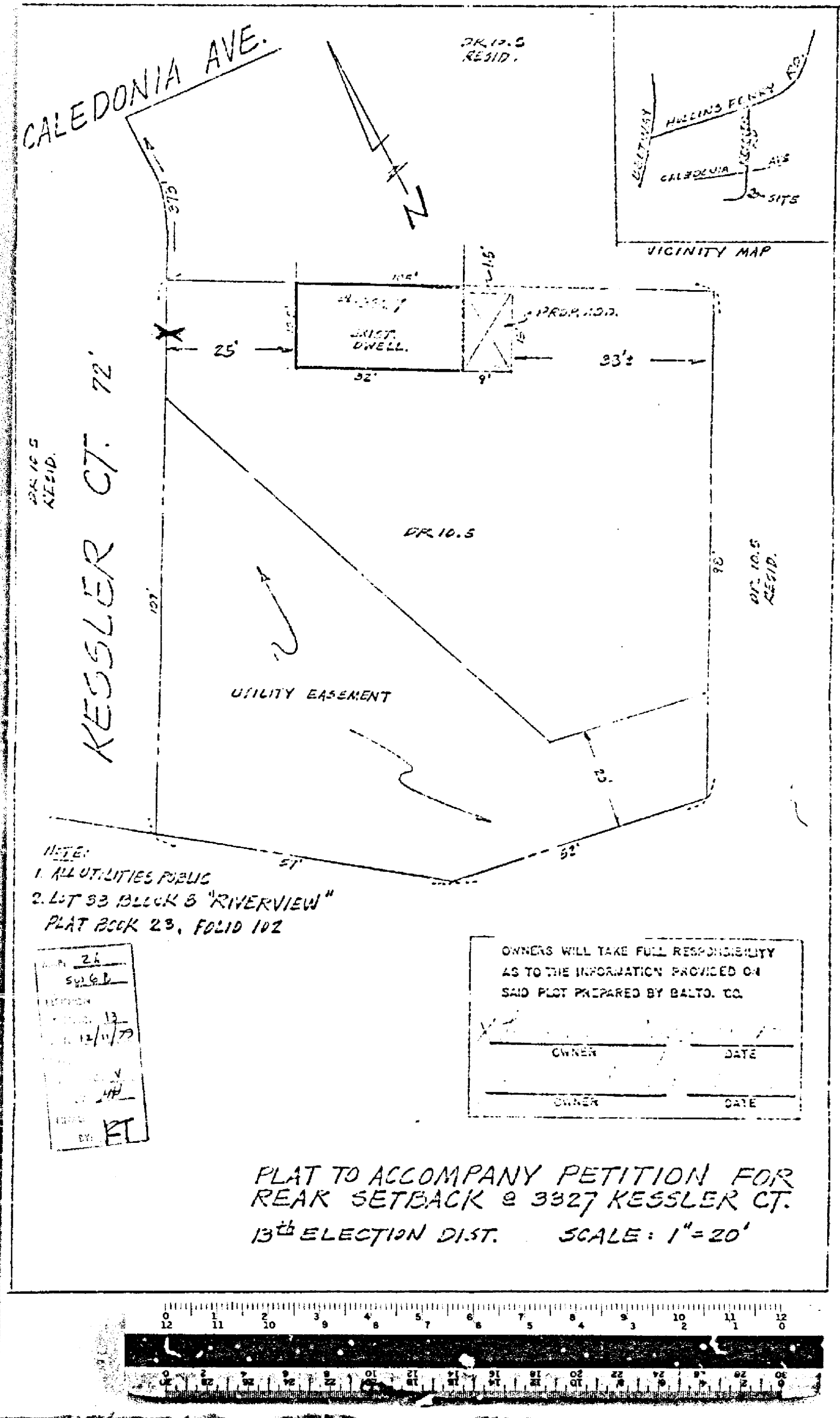
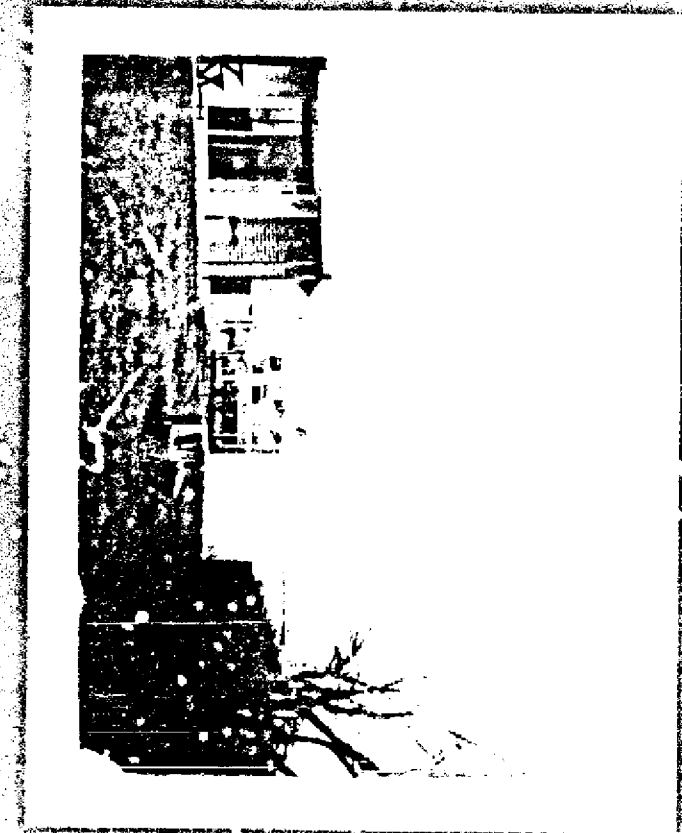
TOWSON, MD., February 21, 1980

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., ~~once a week~~
of ~~one time~~ ~~successive weeks~~ before the 11th
day of March, 1980, the first publication
appearing on the 21st day of February
1980.

THE JEFFERSONIAN

L. L. Smith
Manager.

Cost of Advertisement, \$



PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Lawrence Bregar, legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 1B02.3C1 to permit a rear yard setback of 38' in lieu of the required 50' (storage shed)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Property owner is handicapped and difficulty is incurred with unnecessary trips out of the house, to obtain materials stored in a detached shed

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser Lawrence W. Bregar
 Address 3327 Kessler Court
 Petitioner's Attorney John W. Hession, III
 Address 494-2188

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day

of December 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 11th day of March 1980 at 2:45 o'clock

...A.M.
 Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
 E/S of Kessler Ct., 373' S of Caledonia Ave., 13th District : OF BALTIMORE COUNTY

LAWRENCE BREGAR, et ux, Petitioners : Case No. 80-179-A

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Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman John W. Hession, III
 Deputy People's Counsel People's Counsel for Baltimore County
 County Office Building
 Towson, Maryland 21204
 494-2188

I HEREBY CERTIFY that on this 22nd day of February, 1980, a copy of the foregoing

Order was mailed to Mr. and Mrs. Lawrence W. Bregar, 3327 Kessler Court, Baltimore, Maryland 21227, Petitioners.

John W. Hession, III
 John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. Lawrence Bregar
 3327 Kessler Court
 Baltimore, Maryland 21227

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
 County Office Building
 111 W. Chesapeake Avenue
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WILLIAM E. HAMMOND
 Zoning Commissioner

Petitioner Lawrence Bregar, et ux

Petitioner's Attorney Nicholas B. Commodari Reviewed by: Nicholas B. Commodari
 Chairman, Zoning Plans
 Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 5, 1980

COUNTY OFFICE BLDG.
 111 W. Chesapeake Ave.
 Towson, Maryland 21204

ofo
 Nicholas B. Commodari
 Chairman

MEMBERS
 Bureau of
 Engineering
 Department of
 Traffic Engineering
 State Roads Commission
 Bureau of
 Fire Prevention
 Health Department
 Project Planning
 Building Department
 Board of Education
 Zoning Administration
 Industrial
 Development

Mr. & Mrs. Lawrence Bregar
 3327 Kessler Court
 Baltimore, Maryland 21227

RE: Item No. 122
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Particular attention should be afforded to the comments of the Department of Permits and Licenses concerning the type of construction of the proposed addition. For additional explanation on this matter you may contact Mr. Ted Burnham at 494-3987.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date of the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodari
 NICHOLAS B. COMMODARI
 Chairman
 Zoning Plans Advisory Committee

NBC:hk

Enclosures



BALTIMORE COUNTY
 DEPARTMENT OF PUBLIC WORKS
 TOWSON, MARYLAND 21204

C-NE Key Sheet
 24 SW 8 Pcs. Sheet
 SW 6 B Topo
 109 Tax Map

January 25, 1980

Mr. William E. Hammond
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Re: Item #122 (1979-1980)
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 E/S Kessler Ct. 373' S. Caledonia Ave.
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 Acres: 0.247 District: 13th

Dear Mr. Hammond:

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General:

Baltimore County highway and utility improvements are not directly involved.

This property comprises Lot 39, Block 8, "Record Plat Portion of Block 5 and Blocks 7, 8, 9 Riverview" and "Amended Record Plat Portion of Block 5 and Blocks 7, 8, 9 Riverview", recorded G.L.B. 23, Folios 70 and 102, respectively.

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The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

There is 8-inch public sanitary sewerage in Kessler Court and traversing this Lot 39 within the indicated utility easement (Drawings #56-1196 and 1197, File 1).

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 122 (1979-1980).

Very truly yours,

Ellsworth N. Dwyer, P.E.
 Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Wimbley



BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3211

JOHN D. SEYFFERT
 DIRECTOR

February 22, 1980

Mr. William Hammond, Zoning Commissioner
 Zoning Advisory Committee
 Office of Planning and Zoning
 Baltimore County Office Building
 Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #122, Zoning Advisory Committee Meeting, December 18, 1979, are as follows:

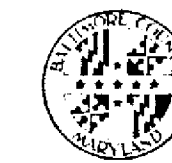
Property Owner: Lawrence W. and Henta E. Bruger
 Location: E/S Kessler Ct. 373' S. Caledonia Avenue
 Existing Zoning: D.R.10.5
 Proposed Zoning: Variance to permit a rear setback of 38' in lieu of the required 50'.
 Acres: 0.247
 District: 13th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
 John L. Wimbley
 Planner III
 Current Planning and Development



BALTIMORE COUNTY
 DEPARTMENT OF HEALTH
 TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
 DEPUTY STATE & COUNTY HEALTH OFFICER

February 5, 1980

Mr. William E. Hammond, Zoning Commissioner
 Office of Planning and Zoning
 County Office Building
 Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #122, Zoning Advisory Committee Meeting of December 18, 1979, are as follows:

Property Owner: Lawrence W. & Henta E. Bruger
 Location: E/S Kessler Ct. 373' S. Caledonia Ave.
 Existing Zoning: D.R. 10.5
 Proposed Zoning: Variance to permit a rear setback of 38' in lieu of the required 50'.
 Acres: 0.247
 District: 13th

Metropolitan water and sewer exist; therefore, no health hazards are anticipated.

Very truly yours,

Jan J. Forrest, Director
 BUREAU OF ENVIRONMENTAL SERVICES

JJR/eth

ORDER RECEIVED FOR FILING

DATE March 13, 1980

BY Administrative Services

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of March, 1980, that the herein Petition for Variance to permit a rear yard setback of 38 feet in lieu of the required 50 feet, for the expressed purpose of erecting an improvement, to wit, storage shed, to the rear of the existing dwelling, in accordance with the site plan dated December 1, 1979, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

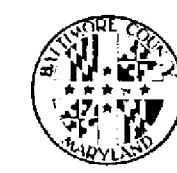
1. The addition shall be of 8 inch masonry construction without openings in the wall facing the interior (north) property line.
2. Approval of said site plan by the Department of Public Works and the Office of Planning and Zoning.

William E. Hammond
Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

January 24, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Lawrence W. and Henta E. Bruger

Location: E/S Kessler Ct. 373' S Caledonia Ave.

Item No: 122 Zoning Agenda: Meeting of 12/18/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

- () 6. Site plans are approved as drawn.

- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER Carl Joseph Kelly 1-25-80 Noted and Approved: George M. McGonigle
Planning Group Fire Prevention Bureau
Special Inspection Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
TO: _____ Date: February 22, 1980
John D. Seyffert, Director
Office of Planning and Zoning
FROM: _____
Petition No. 80-179-A Item 122
SUBJECT: _____

Petition for Variance for rear yard setback
East side of Kessler Court, 373 feet South of Caledonia Avenue
Petitioner - Lawrence Bruger, et ux

Thirteenth District

HEARING: Tuesday, March 11, 1980 (9:45 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

JDS:JGH:ab

John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning



Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 494-3610

Ted Zaleski, Jr.
DIRECTOR

January 8, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #122 Zoning Advisory Committee Meeting, December 18, 1979 are as follows:

Property Owner: Lawrence W & Henta E. Bruger
Location: E/S Kessler Ct. 373' S Caledonia Ave.
Existing Zoning: D.R. 10.5
Proposed Zoning: Variance to permit a rear setback of 38' in lieu of the required 50'.

Acres: 0.247
District: 13th

The items checked below are applicable:

7. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 15/0 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.

- XB. A building permit shall be required before construction can begin.

- C. Additional _____ Permits shall be required.

- D. Building shall be upgraded to new use - requires alteration permit.

- E. Three sets of construction drawings will be required to file an application for a building permit.

- F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

- XG. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line. Wall facing interior property line shall be an 8" masonry wall without openings.

- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

- I. No Comment.

- J. Comment:

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>fur</u>	Revised Plans: _____ Change in outline or description _____ Yes _____ No									
Previous case: <u>none</u>	Map # _____									

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 10th day of December, 1979.

Filing Fee \$ 25.00 Received: _____ Check _____ Cash _____ Other _____

William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner Lawrence Bruger Submitted by same

Petitioner's Attorney none Reviewed by CR

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

WILLIAM E. HAMMOND
ZONING COMMISSIONER

March 13, 1980

Mr. & Mrs. Lawrence W. Bruger
3327 Kessler Court
Baltimore, Maryland 21227

RE: Petition for Variance
E/S of Kessler Court, 373' S of
Caledonia Avenue - 13th Election
District
Lawrence W. Bruger, et ux -
Petitioners
NO. 80-179-A (Item No. 122)

Dear Mr. & Mrs. Bruger:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,
William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/arl

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

80-179-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 13th Date of Posting 2-25-80
Posted for: VARIANCE
Petitioner: LAWRENCE BRUGER, ET UX
Location of property: E/S KESSLER CT. 373' S OF CALEDONIA AVE.
Location of Signs: FRONT YARD
Remarks: _____
Posted by: GARY C. FREUND Signature _____ Date of return: 2-25-80
Number of Signs: 1

No. 85627

BALTIMORE COUNTY, MARYLAND
MISCELLANEOUS CASH RECEIPT

DATE: February 12, 1980 ACCOUNT: 01-462

AMOUNT: \$25.00

PAID TO: Fee Title Dept.

FOR: Filing Fee for Case No. 80-179-A

2500.00

VALIDATION OR SIGNATURE OF CARRIER

No. 86316

BALTIMORE COUNTY, MARYLAND
MISCELLANEOUS CASH RECEIPT

DATE: March 11, 1980 ACCOUNT: 01-562

AMOUNT: \$39.65

PAID TO: Lawrence W. Bruger

FOR: Advertising and Posting for Case No. 80-179-A

3965.00

VALIDATION OR SIGNATURE OF CARRIER

PETITION FOR VARIANCE
1980
ZONING: Petition for Variance
for rear yard setback
LOCATION: East side of Kessler
Court, 373 feet South of Caledonia
Avenue
DATE & TIME: Tuesday, March
11, 1980 at 9:45 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.
The Zoning Commissioner of
Baltimore County, by authority of
the Zoning Act and Regulations of
Baltimore County, will hold a public
hearing.
Petition for Variance to permit a
rear yard setback of 38 feet in lieu
of the required 50 feet (storage
shed).
The Zoning Regulation to be ex-
cepted as follows:
Section 1802.3C.1 - rear yard
setback
All that parcel of land in the
Thirteenth District of Baltimore
County
Located on the East side of
Kessler Court, 373' South from the
intersection of Caledonia Avenue.
Known as Lot 38 Block 8 "River-
view" recorded in the Land Re-
cords of Baltimore County in Plat
Book 23, folio 102. Also known as
3327 Kessler Court.
Being the property of Lawrence
Bregor, et ux, as shown on plat
part filed with the Zoning Depart-
ment
Hearing Date: Tuesday, March
11, 1980 at 9:45 A.M.
Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.
BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Feb. 21

Office of
COLUMBIA
Publishing Corp.
10750 Little Patuxent Pkwy.
Columbia, MD 21044

February 21 1980

THIS IS TO CERTIFY, that the annexed advertisement of

Petition for Variance

was inserted in the following:

- ☐ Catonsville Times
☒ Arbutus Times

weekly newspapers published in Baltimore County, Maryland,
once a week for one successive weeks before
the 21st day of February, 1980, that is to say,
the same was inserted in the issues of

2/21/80.

COLUMBIA PUBLISHING CORP.

By *William E. Hammond*

PETITION FOR VARIANCE
13th DISTRICT

ZONING: Petition for Variance for
rear yard setback
LOCATION: East side of Kessler
Court, 373 feet South of Caledonia
Avenue
DATE & TIME: Tuesday, March 11,
1980 at 9:45 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
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Being the property of Lawrence
Bregor, et ux, as shown on plat
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ment

Hearing Date: Tuesday, March 11,
1980 at 9:45 A.M.
Public Hearing: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland

By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Feb. 21

CERTIFICATE OF PUBLICATION

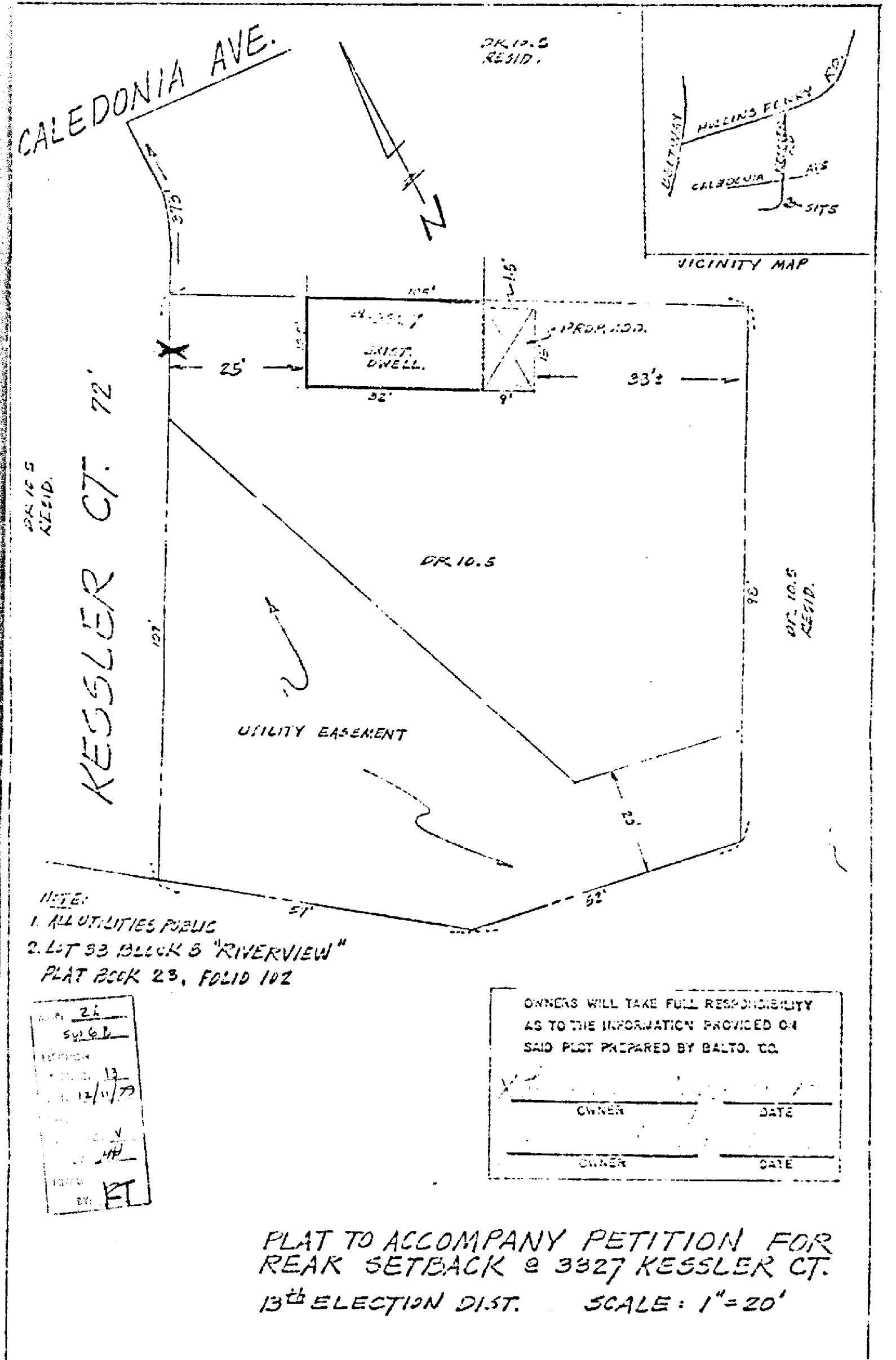
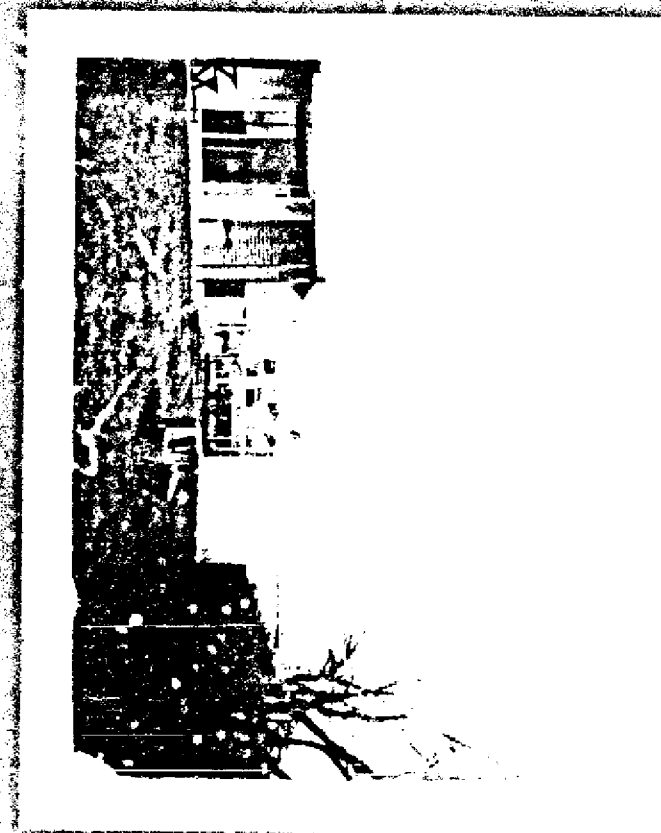
TOWSON, MD., February 21, 1980

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., ~~once a week~~
of ~~one time~~ ~~successive weeks~~ before the 11th
day of March, 1980, the first publication
appearing on the 21st day of February
1980.

THE JEFFERSONIAN

L. L. Smith
Manager.

Cost of Advertisement, \$



IN THE CIRCUIT COURT

FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

Defendant

VS.

CERTIFICATE OF PUBLICATION OF